

Chairperson Bobby Gutierrez
Vice-Chairperson Leo Gonzalez
Parliamentarian Kevin Krolczyk



Commissioners
John Bush
Cathy Conlee
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 4, 2016 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Gutierrez called the meeting to order at 6:01p.m.

Commissioners	Present	2016 Regular Meetings Held	2016 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
John Bush*	Y	2	2	12	5
Cathy Conlee**	Y	2	2	12	2
Leo Gonzalez	Y	2	2	12	9
Bobby Gutierrez	Y	2	2	12	12
Kyle Incardona	Y	2	2	12	12
Kevin Krolczyk	Y	2	2	12	13
Prentiss Madison	Y	2	1	12	12
Reuben Marin**	Y	2	2	12	2
Robert Swearingen	N	2	0	12	9

* appointed to the Commission effective 11/5/2015

** appointed to the Commission effective 1/1/2016

Staff members present: Mr. Thomas Leeper, First Assistant City Attorney; Mr. Randy Haynes, Senior Planner; Mr. Johnnie Price, Assistant City Engineer; Mr. Martin Zimmermann, Planning Manager, and Ms. Maria Watson, Planning Intern.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Chairperson Gutierrez led the pledge.

3. HEAR CITIZENS.

No citizens came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on January 7, 2016.

b. Final Plat FP15-13: CCOC Addition

Proposed Final Plat of CCOC Addition, being 5.43 acres of land out of the John Austin Survey, A-2 and located at the northeast corner of East 29th and Luza Streets and currently addressed as 1600 East 29th Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

c. Final Plat FP15-22: Paulo Moreno Subdivision

Proposed Final Plat of Paulo Moreno Subdivision, being 4.35 acres of vacant land out of the Stephen F. Austin League, Section 9, Abstract 62, adjoining the northeast side of Suncrest Drive, approximately 640 feet north of its intersection with Beck Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Krolczyk seconded the motion and the motion passed unanimously.

6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ16-01: Laura and Felipe Vega

A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on 0.5015 acres of land located on the east side of the 1400 Block of Woodland Drive between South Gordon Street and Bethel Lane, being Lot 18-R4 in Block 1 of Cavitt's Woodland Heights Subdivision - Phase 2 in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

In response to questions from the Commission, Mr. Haynes stated that:

- There could be a driveway to Woodland Drive under the current residential zoning but it does not to be economically feasible and would require a lot of engineering due to the existing floodplain/floodway.
- Required buffers in C-1 District would affect the location of a potential driveway to Woodland Drive.
- A fence on the subject property is being used as the backyard of another lot and that the applicant is aware of the situation.
- Buffers are required adjacent to properties zoned residential districts.
- Development standards prohibits glare from on-site lighting onto adjacent properties

The public hearing was opened.

Ms. Amanda DeSantiago, 1404 Woodland Dr., Bryan, TX; Ms. Karen Kirby, 1402 Woodland Dr., Bryan, TX; Ms. Janice Robbins, 1407 Woodland Dr., Bryan, TX; and Mr. Erich Wimberly, 700 Chevy Chase, Bryan, TX; came forward to speak in opposition of the request. Cited concerns included:

- flooding and drainage issues
- lighting and light pollution issues
- traffic concerns
- perceived misuse of the property including having a taco truck and construction vehicles parked on the property
- construction noise
- the lot not being used only for restaurant parking but rather for other purposes
- dirt and sand on the property
- dust

Mr. Obed Matus, president of the Upper Burton Creek Neighborhood Association, 1906 Sharon Dr., Bryan, TX, came forward to speak in favor of the request on behalf of the association who reviewed and voted on the request earlier in the week.

Ms. Laura Vega, 1210 Antione, Bryan, TX, applicant, came forward to speak in favor of the request. Ms. Vega stated that

- her only intention is to build a parking lot and has no intention to use the lot for any other purposes; and
- she has no intention to build a driveway out to Woodland Drive.

The public hearing was closed.

In response to questions from the Commission, Mr. Haynes stated that

- approving the request would allow the city to address the drainage issues when the parking lot construction is proposed.
- the development would require landscaping and a privacy fence to buffer from adjacent residences.

Commissioner Gonzalez moved to recommend denial of Rezoning 16-01 to the Bryan City Council as he would like to see the property replatted into two separate lots. The motion failed due to a lack of second.

Commissioner Madison moved to recommend approval of Rezoning RZ16-01 to the Bryan

City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Chairperson Gutierrez seconded the motion.

Commissioners commented that they were happy to hear of the support from the neighborhood Association. They were also in favor of the buffering requirements and the greater control over drainage that approving the request would allow.

The motion passed by a vote of 7 to 1, with Commissioner Gonzalez casting the vote in opposition.

10. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 7:01p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **18th** day of **February, 2016**.

Bobby Gutierrez, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission